



CAMPAIGN ALERT: SPECIAL INTERESTS BEHIND PROP 15 ARE LYING ABOUT ITS IMPACT ON FAMILY FARMS

Prop 15 is the largest property tax increase in California history at \$11 billion a year. The special interests behind Prop 15 are desperate for the revenue it would raise for them, so are spending tens of millions of dollars to deceive voters.

As voters learn more and support for Prop 15 slips, the Yes campaign has begun lying to farmers and voters in a blatant attempt to curry their support.

The proponents are lying because they're scared farmers and voters won't support a measure that hurts family farms and hikes food costs for California's families in the middle of the COVID pandemic and economic crisis. At least they're right about that.

HERE ARE THE FACTS:

PROP 15 ONLY EXEMPTS AGRICULTURAL LAND, NOT OTHER AGRICULTURAL PROPERTY LIKE FIXTURES AND IMPROVEMENTS

- Prop 15's **intent** language of the measure clearly states **Prop 15 only exempts agricultural land:** (2) *This measure makes no change to existing laws affecting the taxation or preservation of **agricultural land**.* (emphasis added)
[Prop 15, Section 3, subsection \(h\)\(2\)](#)
- Prop 15's **operative** language also clearly defines the exempted ag property only as land: (3) *"Real property used for commercial agricultural production" means **land** that is used for producing commercial agricultural commodities.* (emphasis added)
[Prop 15, Section 6, subsection \(c\)\(3\)](#)

PROP 15'S NARROW EXEMPTION LEAVES A WIDE RANGE OF AGRICULTURAL PROPERTY EXPOSED TO STEEP TAX INCREASES

- By limiting the Ag exemption to only land, Prop 15 exposes other components of ag real-property; fixtures and improvements, to steep tax increases
 - Some examples of "fixtures" include air compressors, ovens, walk-in refrigerators, and silos or tanks, like ones used for breweries and refineries. (Assessors Handbook Section 501: pages 196 - 200)
 - Some examples of "improvements" include mature fruit and nut trees, grape stakes and trellises, buildings, fences, dams, paved roads, sprinkler systems, and mature grapevines. (Board of Equalization Property Tax Rule 124)

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- Prop 15's failure to exempt "fixtures and improvements" will increase some farmers' property taxes by as much as 500% or more depending on various factors. Every farm is different, but it is clear that many, many farmers and ranchers will pay higher property taxes under the Prop 15.

THE INDEPENDENT LEGISLATIVE ANALYST OFFICE (LAO) AND COUNTY ASSESSORS AGREE PROP 15 HITS AGRICULTURAL PROPERTY

- The independent LAO recently testified about Prop 15's impacts on ag property: *"The measure very clearly exempts agricultural land from the shift to market value taxation. As for other kinds of property that might be related to agriculture, if those properties have a commercial use, then **this measure likely would shift those properties to a market value taxation.**"* – [LAO Testimony to State Legislature, June 2020 \(50 min mark\)](#)
- County Assessors – the public officials responsible for assessing property taxes – agree: *"Voters should realize that **Prop 15 exposes a wide range of agricultural property to higher taxes**, including agricultural barns, milking parlors, shops, hulling operations, irrigation systems, fruit & nut trees and grape vines, all of which are "improvements" and not excluded from the definition of "commercial and Industrial real property" under the measure."* – Don Gaekle, Stanislaus County Assessor

EVEN PROP 15 PROPONENTS ADMIT IT DOESN'T EXEMPT ALL AGRICULTURAL PROPERTY

If you don't believe the Independent Legislative Analyst's Office, or the County Assessors, or the California Farm Bureau, Ag Council of California, or Western Growers, or even the [Los Angeles Times](#) – just look at what the Yes on Prop 15 campaign said in its own materials before support for the measure started to slip!

"Commercial or industrial structures on agricultural land would be taxed at fair market value... For example, a dairy barn, food processing facilities, and wineries would be reassessed as they are commercial and industrial."

Schools and Communities First, "Agricultural Land Fact Sheet"

Need we say more? Don't believe the lies from Prop 15 backers and operatives. They're lying to you, the entire agricultural community, and California voters because they want you to pay more taxes to fund their agenda.

Please visit <https://cafarmersagainstprop15.com/> to find out how you can get involved to defeat this harmful tax.

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